



FLOOD STATEMENT:
LEON COUNTY, FL.
ZONE "X"
PANEL 120143 0310D
INDEX DATE: 11/19/97

ENCLAVE

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 1 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGEND

FCM FOUND CONCRETE MONUMENT (4"x4")
FIRC FOUND IRON ROD AND CAP (5/8")
(M) MEASURED
(D) DEED
(RP) RECORD PLAT
(UP) UNRECORDED PLAT
(FT) FLAT TOP
R/W RIGHT-OF-WAY
RADIUS
C.A. CENTRAL ANGLE
L CHORD
C.D. CHORD
N.T.S. NOT TO SCALE
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
C.O.T. CITY OF TALLAHASSEE

ALL INTERIOR LOT CORNERS ARE MARKED WITH 5/8" IRON ROD & CAP #7180 (UNLESS NOTED OTHERWISE)

SET NAIL AND CAP #7180 TYPICAL

PCP = PERMANENT CONTROL POINT = SCM (UNLESS OTHERWISE NOTED)

PRM = PERMANENT REFERENCE MONUMENT

(R) RADIAL

DEDICATION

STATE OF FLORIDA
COUNTY OF LEON

Known by all men by these present that The Enclave Partnership, a corporation organized and existing under the laws of the State of Florida owners in fee simple of the land shown hereon, platted as ENCLAVE.

A tract of land lying in Section 25, Township 1 North, Range 1 East, Leon County, and lying with the city limits of Tallahassee, Florida and being more particularly described as follows:

Begin at a concrete monument (marked #1254) marking the Northwest corner of Easton Unit 1, a subdivision as per map or plat thereof recorded in Plat Book 10, Page 27 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 00 degrees 01 minutes 38 seconds East 1063.01 feet to a re-rod (marked #4261), thence run South 89 degrees 58 minutes 22 seconds East 244.00 feet to a re-rod (marked #4261), thence run South 75 degrees 17 minutes 16 seconds East 37.24 feet to a re-rod (marked #4261), thence run North 89 degrees 48 minutes 28 seconds East 167.82 feet to a re-rod (marked #4261) marking a point of curve to the right, thence run Easterly along said curve with a radius of 670.00 feet, through a central angle of 02 degrees 25 minutes 14 seconds, for an arc distance of 28.31 feet, chord being South 88 degrees 58 minutes 55 seconds East 28.30 feet to a re-rod (marked #4261), thence run South 02 degrees 13 minutes 42 seconds West 145.00 feet to a re-rod (marked #4261) lying on a curve concave to the Southerly, thence run Southeasterly along said curve with a radius of 525.00 feet, through a central angle of 12 degrees 59 minutes 23 seconds, for an arc distance of 119.02 feet, chord being South 81 degrees 16 minutes 37 seconds East 118.77 feet to a re-rod (marked #4261), thence run South 74 degrees 46 minutes 55 seconds East 262.34 feet to a re-rod (marked #4261) marking a point of curve to the left, thence run Southeasterly along said curve with a radius of 225.00 feet, through a central angle of 17 degrees 23 minutes 11 seconds, for an arc distance of 68.28 feet, chord being South 85 degrees 28 minutes 31 seconds East 68.02 feet to a re-rod (marked #4261) marking a point of compound curve, thence run Northeasterly along said compound curve with a radius of 30.00 feet, through a central angle of 96 degrees 16 minutes 53 seconds, for an arc distance of 50.41 feet, chord being North 39 degrees 41 minutes 27 seconds East 44.69 feet to a re-rod (marked #4261) lying on the Westerly right-of-way boundary of Pedrick Road, said point also lying on a curve concave to the Easterly, thence run Southerly along said right-of-way boundary and said curve with a radius of 1070.00 feet, through a central angle of 04 degrees 56 minutes 17 seconds, for an arc distance of 92.22 feet, chord being South 10 degrees 55 minutes 08 seconds East 92.19 feet to a concrete monument (marked #4261) marking a point of reverse curve to the right, thence run Southerly along said right-of-way boundary and said reverse curve with a radius of 1020.00 feet, through a central angle of 18 degrees 30 minutes 00 seconds, for an arc distance of 329.34 feet, chord being South 04 degrees 08 minutes 17 seconds East 327.91 feet to a concrete monument (marked #4261), thence run South 05 degrees 08 minutes 43 seconds West along said right-of-way boundary 429.25 feet to a re-rod (marked #284), thence leaving said right-of-way boundary run South 89 degrees 48 minutes 28 seconds West along the Northerly boundary of aforementioned Easton Unit 1, a distance of 940.53 feet to the POINT OF BEGINNING containing 21.15 acres, more or less.

Having caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the following:

- To the perpetual use of the Public, all roads, and other rights-of-way and all or utilities and drainage and other purposes incident thereto as shown hereon.
- To the Enclave, Homes Association, all Buffer/open spaces and conservation easements.

MHRDAD GHAVINI
PARTNER

WITNESS PRINT NAME

WITNESS PRINT NAME

NOTES

- Bearings based on the Westerly boundary of subject parcel being North 00 degrees 01 minutes 38 seconds East as per previous survey performed by this firm (Job #97-209, dated 05/14/97).
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- Date of Boundary Survey.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Lots shown herein shall not be further subdivided.
- Unless shown, all corners are rods and caps #7180.
- Fixed Improvements on this property have not been located.
- All measurements refer to horizontal plane and are in accordance with the United States Bureau of Standards definition of a foot.
- The construction of permanent structures, excluding driveways, is prohibited within drainage and utility easements.
- Areas of 10% slope or greater shall require off-grade construction, and clearing limited to required driveways, building sites and construction access.
- Unless noted otherwise, all dimensions shown on the overall boundary are based on surveyed measurements.

PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES,

BERTIE L. ANGLIN
CITY LAND SURVEYOR
PROFESSIONAL SURVEYOR & MAPPER #2296

CLERK OF THE CIRCUIT COURT:

Accepted for files and recorded this _____ day of _____, A.D., 2003, in

Plat Book _____, Page _____

Clerk of the Circuit Court, Leon County, Florida

CLERK'S SEAL

TALLAHASSEE CITY COMMISSION

The City Commission of Tallahassee, Florida approves this plat this _____ day of _____ A.D., 2003.

MAYOR

CITY ATTORNEY

CITY ENGINEER

CITY TREASURER CLERK

STATE OF FLORIDA COUNTY OF LEON

This plat conforms to the preliminary plat approval provisions made by the CITY OF TALLAHASSEE DEVELOPMENT REVIEW COMMITTEE THIS 12th DAY OF FEBRUARY A.D., 2001.

LAND USE ADMINISTRATOR

"NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

THURMAN RODDENBERRY & ASSOCIATES, INC.

Professional Surveyors and Mappers

Florida Certificate No. 4261

P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 982-2538

DATE: 01/02/03 SCALE: 1" = xxx' DRAWN BY: MMD COUNTY: LEON
FILE: 97209RP.DWG SEC. 25 T 1-N R 1-E JOB NUMBER: 97-209

SHEET 1 OF 1